

CITY AND COUNTY OF SAN FRANCISCO

OFFICE OF THE CITY ATTORNEY



DENNIS J. HERRERA
City Attorney

ELAINE M. O'NEIL
Deputy City Attorney

DIRECT DIAL: (415) 554-3881
E-MAIL: elaine.o'neil@sfgov.org

November 30, 2012

VIA EMAIL AND U.S. MAIL

Abhik Dutta, Civil Investigator (SFD-7-5)
U.S. EPA, Region 9
75 Hawthorne St.
San Francisco, CA 94105

Re: 104(e) Request for Information – Yosemite Creek Superfund Site
Real Property located at 1225 Yosemite Ave., San Francisco, CA 94124;
1541 Griffith St., San Francisco, CA 94124; and the corner of Ingalls St. and Shafter
Ave., San Francisco, CA.

Dear Mr. Dutta:

This shall respond to U.S. EPA's January 27, 2012, request for information from the City and County of San Francisco ("San Francisco") pursuant to Section 104(e) of CERCLA, 42 U.S.C. §9604(e)(5). As we have advised EPA, this letter was inadvertently misplaced and the appropriate city personnel responsible for responding to it did not receive notice of EPA's request until after receipt of a follow up letter from EPA dated August 3, 2012.

EPA's request seeks information about three properties owned by San Francisco: (1) 1225 Yosemite Ave. (APN 4845 002); (2) 1541 Griffith St. (APN 4794 011); and (3) the corner of Ingalls St. and Shafter Ave. (APN 4792 018).

We provide San Francisco's answers to the five questions listed in Enclosure B to the Information Request organized by these three properties.

1225 Yosemite Ave. (APN 4845 002)

1. San Francisco acquired this property from the State of California pursuant to the Burton Act, by way of a transfer dated May 14, 1974, recorded in Book W of Maps at Pages 66-72 under Project No. C-169-573. The property is managed by the Port of San Francisco (the "Port").

2. In the past decade, the Port has had two tenants on the property, both with leases that began in 2001.

As shown on the attached premises map (Exhibit 1), Esquivel Grading & Paving, Inc. (Lease L-13070) occupied a small portion of this parcel on the Armstrong side. Esquivel Paving vacated the premises in March of this year. The permitted use under the lease was vehicle and machinery maintenance and repair, and general storage and office use related thereto.

The remainder of this parcel is leased by Ranger Pipeline, Inc. (Lease L-12939), a general engineering construction firm. (See Exhibit 2.) The property is used by Ranger Pipeline for storage and assembly of construction materials; storage, repair, and maintenance of construction equipment, machinery, and vehicles; storage and use of office trailers.

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3. The City is presently unaware of any chemicals used or stored at the former Esquivel site.

On September 21, 2012, Port staff inspected the Ranger Pipeline site. The inspection revealed no evidence of PCBs in their operations. Ranger uses some materials that may be classified as hazardous materials, primarily motor oils and hydraulic oils. Port staff observed that these substances appeared to be well managed, which includes proper labeling, secondary containment, signage, and current permits. Moreover, on the slough side of site Ranger has installed storm water containment using straw waddle and a low fence.

4. San Francisco is advised by Ranger that hazardous waste materials are properly disposed in accordance with Ranger's applicable permits. There are no drains on the open areas of the site draining to either the combined sewer system or directly to the San Francisco Bay. Storm or surface water present at the site appears to generally flow away from Yosemite Creek consistent with the grade of the land. In addition, as noted above, Ranger has installed stormwater BMPs at the interior perimeter of the property fence next to the creek.

5. San Francisco does not have information readily available regarding the uses of this property prior to 2001. Further, San Francisco does not have any information available regarding the uses made of this property by the State of California prior to 1974.

1541 Griffith St. (APN 4794 011)

1. The property referred to as APN 4794 011 is a former street right of way that was at one time proposed as an extension of Thomas Avenue to the east of Griffith Street and west of Fitch Street. The vacation was authorized by Ordinance 290-85, adopted June 3, 1985. Prior to 1985, this strip of land was a dedicated public street that had not yet been improved or accepted for maintenance. The City's records indicate that this land has been owned by San Francisco for more than 100 years.

2. This land is managed by the San Francisco Public Utilities Commission ("SFPUC"). SFPUC's Griffith Street pump station, located at 1601 Griffith Street, is built on part of Lot 011. The eastern part of Lot 011 is used presently by both SFPUC and the San Francisco Public Works Department ("DPW") for storage purposes. SFPUC, DPW or their contractors have used the area to store construction, demolition and excavation material (e.g., gravel, sand, asphalt, concrete base, excavated soil and granite curbs), as well as sewer cleaning debris. Previously DPW maintained a biodiesel fuel station in the area that has since been removed.

3. No chemicals are used or stored at this location by SFPUC except for ferrous chloride, which is injected from a pump station at this location into the sewer to control odors.

4. Construction and sewer cleaning debris is removed to appropriate waste disposal sites. Surface or storm water generated at the site drains into the soil as there are no storm drains at that location.

5. San Francisco does not have information readily available about historical uses of this property.

The corner of Ingalls St. and Shafter Ave. (APN 4792 018)

1. The property known as APN 4792 018 is Fire Station 17, operated by the San Francisco Fire Department ("SFFD"). Its street address is 1295 Shafter Ave. San Francisco's records indicate that Lot 018 is the result of San Francisco's acquisition of two parcels in 1954 or 1955. Copies of these deeds showing the exact acquisition dates are not readily available to the City. The first parcel was acquired from Urbano Santos (Board of Supervisors Resolution No.

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14353, 7/13/1954). The second was acquired from Domenico Greco & Salvatore Papetti (BOS Resolution No. 14391, 2/23/1955).

2. Fire Station 17 was constructed at this location in 1955 and the property has been used by San Francisco continuously since then as a fire station.

3. The only chemicals used or stored at Fire Station 17 are household chemicals related to the domestic activities at the station. SFFD does not use or store any chemicals that would be considered industrial or hazardous at the station, including PCBs. All maintenance of fire department vehicles assigned to the station, including basic maintenance such as oil changes, occurs at a central offsite location.

4. Since its construction, Fire Station 17 has been connected to the city sewer system and all sanitary waste generated at the site has been discharged to the sewer system. The station parking lot has a ground drain that also drains to the sewer system. The principal non-sanitary liquid waste generated at the site is water from washing fire trucks. This water is discharged to the sewer system through floor drains.

5. San Francisco has no information about the uses made of this property by owners of the property prior to 1955.

We trust the foregoing responds to your information needs. If you have any further questions, please contact me at 415-554-3881.

Very truly yours,

DENNIS J. HERRERA
City Attorney



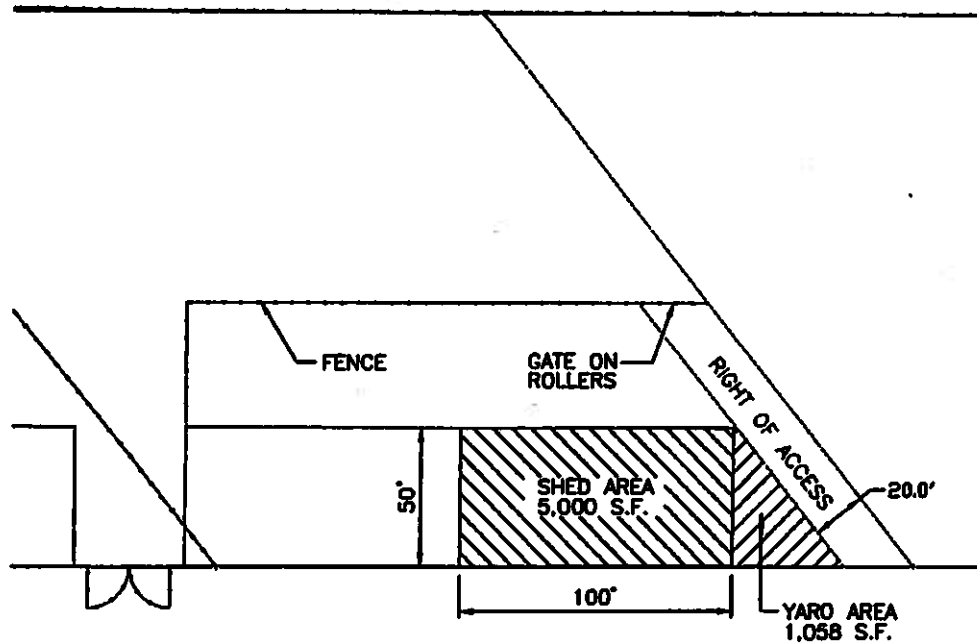
Elaine M. O'Neil
Deputy City Attorney

cc: Elizabeth Cox, Esq.

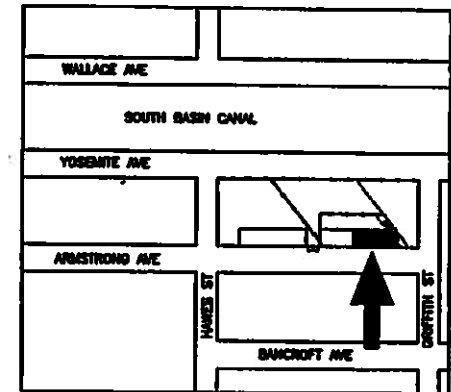
YOSEMITE AVENUE



GRIFFITH STREET



ARMSTRONG AVENUE



LOCATION PLAN

SHED AREA = 5,000 S.F.
YARD AREA = 1,058 S.F.
TOTAL AREA = 6,058 S.F.

LEASE NO. L-13070	SAN FRANCISCO PORT COMMISSION PORT OF SAN FRANCISCO	TENANT: ESQUIVEL GRADING & PAVING, INC.	DRAWN BY: S. CHU CHECKED BY: PLACE CODE NO. 2019-0-0001	DATE: MARCH 12, 2001 SCALE: SHEET NO. OF SHEETS
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INITIALS: PORT:

TENANT:

DATE:

9/21/03

EXHIBIT 2



YOSEMITE AVE

INSTALL (N) PROPERTY LINE FENCE IF AND WHEN RICCI LEASE WITH RANGER PIPELINES, INC. EXPIRES

1-STY METAL FRAME BLDG

YARD AREA = 37,620 SQ FT

(N) FENCE

GATE ON ROLLERS

RIGHT OF ACCESS

SHED AREA = 4,918 SQ FT

50.0'

20.0'

100.0'

255.6'

27.8'

WALLACE AVE

SOUTH BASIN CANAL

YOSEMITE AVE

ARMSTRONG AVE

HAYES ST

GRIFFITH ST

THIS SITE

SITE PLAN
NO SCALE

LEASE NO.

L-12939



SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

TENANT

RANGER PIPELINE, INC.

DRAWN BY: EDC

CHECKED BY: L. ADAMS

PLACE CODE NO.

DATE: AUG 19, 2003

SCALE: 1" = 60'

6016-00

SHEET NO.

OF SHEETS